



# City of Hawkinsville

P.O. BOX 120

96 BROAD STREET

Hawkinsville, Georgia 31036

(478) 892-3240

FAX (478) 783-1699

R04-19-A-036

January 10, 2019

## Narrative Information Sheet

1. Applicant Identification

The City of Hawkinsville  
96 Broad Street  
P.O. Box 120  
Hawkinsville, GA 31036

2. Funding Requested

a. Assessment Grant Type: Community-Wide

b. Federal Funds Requested

- i. \$300,000
- ii. No site specific

c. Contamination

Hazardous Substances and Petroleum  
Hazardous Substances \$150,000  
Petroleum \$150,000

3. Location

The City of Hawkinsville, Pulaski County, Georgia

4. Property Information for Site-Specific Proposals

Not Applicable



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## 5. Contacts

### a. Project Director

Sara Myers  
City Manager  
City of Hawkinsville  
96 Broad Street  
P.O. Box 120  
Hawkinsville, GA 31036  
478.892.3240  
sara@hawkinsvillega.net

### b. Chief Executive/Highest Ranking Elected Official

Sara Myers, please see above

## 6. Population: 5,409

## 7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

December 19, 2018

**VIA ELECTRONIC Mail** [sara@hawkinsvillega.net](mailto:sara@hawkinsvillega.net)

Ms. Sara Meyers  
City Manager  
96 Broad Street  
PO Box 120  
Hawkinsville, Georgia 31036

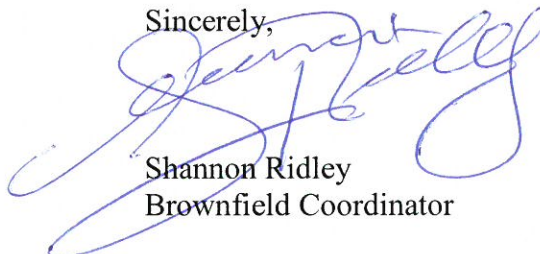
RE: State Acknowledgement Letter – Brownfield Community -Wide Assessment Grant Application  
City of Hawkinsville

Dear Ms. Meyers:

This letter serves as acknowledgement from the Georgia Environmental Protection Division (“GA EPD”) that the City of Hawkinsville will be submitting an application to the U.S. Environmental Protection Agency (“EPA”) for funding assistance under the federal Community-Wide Assessment Grant Program to conduct assessment activities. GA EPD understands that the County is applying for \$300,000 to be divided equally for both hazardous substances and petroleum.

EPD would like to take this opportunity to encourage EPA’s positive decision in making a grant award to the City of Hawkinsville for such assessment. A successful award would greatly assist this community in its redevelopment efforts. Thank you for your consideration.

Sincerely,

  
Shannon Ridley  
Brownfield Coordinator

## Narrative/Ranking Criteria

### 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

#### a. Target Area and Brownfields

##### i. Background and Description of Target Area

Driving through Hawkinsville, the presence of Brownfield sites are an indication of a need for action. The streets of this small community, with a population of only 5,409 residents, are lined with vacant properties, crumbling with the signs of age and decay. This is the story of Hawkinsville. In 1850, just 20 years after its founding, the streets are busy and life is fast paced in this bustling riverfront town, and the economy is at its peak. The intersection of “highways” makes it one of the most prosperous areas for industry and trade in the Southeast. After several years of economic growth and success, the town was dubbed “Hub City”. Situated near the heart of the cotton belt, Hawkinsville served as one of Georgia’s first wholesale centers as pole boats, steamboats and timber rafts shipped freight and passengers down the Ocmulgee and Altamaha Rivers. Agriculture carried Hawkinsville into the 20<sup>th</sup> Century. With its deep and rich history of horsemanship, Hawkinsville also became known as the "Harness Horse Capital of Georgia," and is still the home of the largest harness racing training facilities in the country, even with the popularity of harness racing declining.

Due to its prominence in the cotton industry, the textile industry flourished here until 2001 when the closure of the Pillowtex Mill decimated the city’s economy. This single event left approximately 400 people unemployed. Since its closure, no comparable employer has made its home in the city of Hawkinsville, or for that matter, in Pulaski County.

The mill now lies vacant and is a blighted remnant of Hawkinsville’s past. Furthermore, the dying sport of harness racing ([www.harnesslink.com](http://www.harnesslink.com)) and lack of employment opportunities turned Hawkinsville into a struggling community with a rise in crime and building vacancies. Although ten highways run through the town area, that were once the backbone of Hawkinsville’s economy, trucks now pass through on their way to new hubs, bearing products that were made overseas, where labor and material costs are cheap. Still, with the City’s close proximity to the river and its two riverfront parks and a historic infrastructure, the assessment and redevelopment of the City’s Brownfields will serve to benefit the Community and provide opportunities for both industrial and commercial companies looking for viable expansion.

##### ii. Description of the Priority Brownfield Site(s)

The proposed project focuses on the riverfront and downtown areas, the largest areas of blight in Hawkinsville. Both target areas contain many abandoned and dilapidated structures, eyesores that also pose a potential danger to the community, as they are unrestricted, create an environment for vagrancy and crime, and have potential environmental contaminants from past use that could pose great risk to human health. The three priority sites discussed below lie within a few hundred feet of flood zone AE. These priority sites were selected for this grant award because they hold the greatest redevelopment potential to revitalize downtown Hawkinsville and create much-needed jobs. Redevelopment of the riverfront sites will make the area more accessible to the community, whilst also providing the opportunity for cleanup to reduce risk of injury and other health impacts that come from exposure to environmental contaminants and brownfield sites.

**56 Commerce Street, NeSmith Gas Station:** This 0.27-acre property was a former gas

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City of Hawkinsville, Georgia**

station, which contains petroleum underground storage tanks. Since it was built in 1959, the site is not only a potential source of petroleum contamination, but asbestos and lead-based paint coated surfaces are also contaminants of concern given that the structure is not secured. The structure is often home to vagrants or homeless individuals in search of shelter. The City is in the process of completing an updated Phase I ESA relative to the site that will serve as the basis for an application to the Georgia State Brownfield program. The City intends to complete a Phase I Environmental Site Assessment of the property and remove the underground tanks associated with the site as part of the assessment. The City plans to fund a Phase II ESA and a redevelopment or reuse plan using funds from this grant. Due to its prominent location in the City, the property will ultimately be redeveloped as a green space to augment the City's riverfront park system. At present, warehouses within 70 and 240 feet of the property, and the site for the proposed city hall lies within approximately 300 feet from the site. The majority of the surrounding area is commercial and industrial and holds potential to house future businesses. The site is located almost directly adjacent to the Ocmulgee River and is approximately **160 feet from flood zone AE, and approximately 0.2 miles away from single-family residences.**

**Former Dry-Cleaning facility, 44 South Lumpkin Street:** The second priority site was once home to a former dry-cleaning business, which closed over a decade ago. The building is unoccupied, and is located in a prominent location in the community. In addition to being a likely source of volatile organic soil and ground water contamination, the site may pose a threat as a potential source of vapor intrusion, given its proximity to single-family homes and numerous in-town buildings. Finally, the age of the building suggests that both asbestos containing materials and lead-based paint coated surfaces are associated with the building. **The site is approximately 480 feet from single-family residences.**

**City Hall Site:** This 1.15-acre property is the planned location of the Hawkinsville's New City Hall. The existing building was constructed in 1830. Historically the site was used as a warehouse and is within approximately 320 feet of the waterfront and 45 feet from Veterans Memorial Park. The City's plan is to transform this blighted property into a municipal center, which will serve as a focal point along the Golden Isles Parkway, catalyze the redevelopment of blighted homes and businesses. **The site lies approximately 550 feet from single-family residences.**

These priority sites represent just a small portion of the majority of properties within the Hawkinsville downtown industrial, petroleum and commercial areas. Further, there are many additional vacant properties (target properties) that are both eyesores and likely pose environmental and/or health-based threats that significantly deter redevelopment activity. Lenders have been reluctant to finance sites with unknown risk. Due to these factors, the city and county struggle to maintain business in their commercial and industrial sectors. For these reasons, the City of Hawkinsville/Pulaski County Joint Urban Redevelopment Plan (amended May 2016) (Joint Urban Redevelopment Plan) has designated these areas as being afflicted with "slum and blight" as defined by local standards and in OCGA §36-61-2(18). These state statutes outline the definitions of slum and blight and seek to make land that is deemed inadequate for inhabitation or reuse available for development or redevelopment by private or public agencies in accordance with the Joint Urban Redevelopment Plan.

FY2019 Brownfields Assessment grant funds will allow the City to understand the

environmental status of these three priority sites, and eventually other target properties, and evaluate the environmental response costs necessary to position sites for redevelopment.

**b. Revitalization of the Target Area**

i. Redevelopment Strategy and Alignment with Revitalization Plans

The City is focusing on the revitalization of its downtown through the rehabilitation of key properties with the goal of using existing infrastructure to facilitate infill development. However, this process is slow, and perceived environmental concerns associated with properties like the former Nesmith Garage and the Lumpkin Street dry cleaning facility have represented significant roadblocks. The Hawkinsville-Pulaski Joint Comprehensive Plan (February 2011) states that abatement of blighted properties will be prioritized and based on their potential to have the greatest economic and aesthetic impact on the community. Currently, the City is in the process of seeking a federally designated Opportunity Zone and an Enterprise Zone to be established in 2019 within the redevelopment area, with hopes of increasing incentives to encourage economic development and redevelopment. They have already procured the City Hall site and the Old Cleaners site and are currently working with the property owner on procuring ownership of the NeSmith Gas Station. The NeSmith Gas Station site lies within 190 feet of flood zone AE for the Ocmulgee River, causing the city to determine that the best use of the site would be for recreation to protect assets and reduce risk of any loss of investment. This will also create outdoor space that benefits the community and preserves the natural beauty of the river and riverfront areas.

The City has been designated as an Archway Community through the University Georgia (UGA). The Archway Community designation has enabled them to work with the University of Georgia to address needs that may include educational improvements, leadership development, community health, workforce housing, government service delivery, and economic development. University students volunteer their time to the city in return for college credit. Through this partnership, the City is able to utilize the services of planning, landscape architecture, and engineering students with faculty oversight. As an example, UGA is currently in the process developing a plan or vision of the Downtown redevelopment that will integrate each of the priority sites along with other Brownfield sites (Hawkinsville-University of Georgia Partnership Revitalization Plan) in the downtown area. This plan will integrate improved signage, a gazebo, and a playground with the New City Hall development, as well as a small business incubator. Again, these improvements will play an important role in the future development of the riverfront area.

ii. Outcomes and Benefits of Redevelopment Strategy

Hawkinsville holds the County Seat of Pulaski County and houses its main redevelopment agency. Being in a rural area with a population of just over 5,400, there are limited local and county budgets and limited recourses to spend on planning. The proposed redevelopment areas will be part of a gateway project, highlighting the entry points in to the City. They are close in proximity to the riverfront and advantageously located in the downtown commercial and industrial districts, on the main divided highway that runs through the city. These factors yield significant redevelopment potential and make the surrounding areas more attractive to future developers. The new plans for revitalization in the downtown area will provide opportunities for

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increased community health through the encouragement of physical activity, a reduction in crime and creation of employment opportunities.

Again, the City is working in tandem with UGA to integrate the former NeSmith Gas Station redevelopment into a welcoming community asset, which along with the New City Hall and existing green space will catalyze further redevelopment in the City's downtown. The new City Hall complex together with the redevelopment of the Nesmith Garage and expansion of existing green spaces to include a dog park and splash pad will further build a sense of community.

The business incubation center plans are vital for the future of the community. It will aid new companies in startup by providing services such as management training and other strategies necessary in running a successful business. According to the Joint Urban Redevelopment Plan, the statistics show that businesses struggle to become successful in the current economic climate of Hawkinsville. This incubation center will be instrumental in providing the community the information and resources that it needs for the generation and renewal of business licenses.

Creating this new space and other proposed projects could potentially pave the way for future businesses, to create a thriving downtown area that holds both economic and social value. The City hopes that eventually the downtown area will encourage tourism from passers through and generate interest outside of just the general community of Hawkinsville.

**c. Strategy for Leveraging Resources**

**i. Resources Needed for Site Reuse**

The City acknowledges that the cost to implement its brownfield program will exceed the \$300,000 budgeted and proposed in section 3. The City has assembled a full complement of leveraged resources that will supplement the EPA Brownfield Funding, as properties are developed (See confirmed resources below):

Source	Purpose/Role	Amount (\$)	Achievements
Department of Community Affairs (DCA) Grant for Old Cleaner's Building	To develop a Business Incubator	\$100,000	Purchased property for \$45,000
Special-Purpose Local Option Sales Tax (SPLOST)	Economic Development	\$300,000	Installed new sewer line for local industrial plant expansion
Economic Development Administration	Infrastructure development	\$1.4 million	Upgrading North Wastewater Treatment Plant
University of Georgia Archway Community Designation	Develop plans for downtown redevelopment	In-kind	Conceptual designs for Hawkinsville sign/ recreation area and business incubation center
City staff hours	To implement grant administration	In-kind	100-200 hours

**ii. Use of Existing Infrastructure**

The grant will facilitate the increased use of existing infrastructure to help preserve the historic character of downtown Hawkinsville. The City will preserve existing building facades, where structurally feasible. The City plans to use the remaining façade of the Old Cleaners building in their future redevelopment plans in order to preserve historical value and aesthetic. The City Municipal Ordinance states that historical, cultural, and aesthetic heritage of the city is among its most valued assets and is vital to the revitalization of the business district (Article III,

Sec. 5-41). Additional infrastructure may be required for street parking/ storm-water drainage and retention.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **a. Community Need**

#### **i. The Community's Need for Funding**

The Hawkinsville/ Pulaski County 5 Year Tax Digest shows a decline in property values and loss of local timber revenues. The 2001 closure of the Pillowtex Mill was the first of many hits to the local economy, as no other industrial or commercial businesses have employed as many people in the City or County since Pillowtex shut its doors. \$300,000 in EPA funds will allow the City to conduct assessment activities and complete additional reuse planning that would not be feasible without this grant. According to 2017 American Community Survey (ACS, 2017) data 44.5% of annual household income is below \$35,000 and 11.8% of household income is below \$10,000. Local business are struggling, and the City's cut of the County sales tax leave much to be desired. With income levels this low, there is limited income tax revenue that is being allocated to the City and lower income households have less capital to spend and invest in their own community. With this grant, a large number of sites in and around downtown Hawkinsville can be assessed, remediated, and returned to the tax rolls. As the City's property tax revenues rise, further redevelopment can be incentivized.

#### **ii. Threats to Sensitive Populations**

##### **(1) Health or Welfare of Sensitive Populations**

The target area exhibits significant economic and social need with 64.1% of Hawkinsville's population of 5,504 currently not in the labor force (ACS, 2017). The crime rate index is above the US average of 328.4 at 506.8, the higher the number indicating a greater potential for crime (City-data.com)

Pulaski County hosts a wide range of demographic groups considered as sensitive populations. All three of the schools in Pulaski County are located within Hawkinsville. Of a total of 1,391 students in the county, 1,190 receive free or reduced lunch (85.6%). This indicates a significant portion of the student population are from families with below average income. The City has a high poverty rate at 25.4%, which is above the statewide average of 17.8%. An excess of 235 residential properties in the area around downtown have been deemed as "substandard" or "uninhabitable" as referenced in the Hawkinsville/ Pulaski County Joint Comprehensive Plan. Hawkinsville Residents per capita income is almost half of the USA median at \$14,135 per year (ACS, 2017)

Further, 85.6% of people in this area are considered economically disadvantaged (GA NS Report). There is a high female population and a high minority population, 67.4% and 51.3% respectively which is again far above the statewide averages of 52.0% and 40.2% (ACS, 2017). The population of high school age children (14-17) is projected to be zero by the year 2025 and expects an incline of the population over the age of 65 (Hawkinsville-Pulaski County 2012 Community Assessment Middle Georgia Regional Commission).

The evidence of social need, low income, and demographic group disparities indicate that the community is suffering from a lack of services and opportunities. Implementation of this grant will help the community that would struggle to accomplish the proposed achievements on their own due to limited financial resources. The listed demographics above represent a large sector



of the population that is susceptible to the negative impacts of Brownfields that would benefit from the proposed redevelopment plan. With the large amount of economic and social need in the city, there are limited opportunities among the lower income parts of the community.

**(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions**

Pulaski County suffers from a variety of health problems that could be due to inactivity and contact with environmental contaminants. Taylor Regional Hospital is the only hospital in Hawkinsville and the surrounding area. According to their 2016 Community Needs Assessment, Hawkinsville has a ratio of 1,174 patients to every one doctor. As an example, on a state and national level (healthdata.org), Pulaski County men have a higher than normal incidence of tracheal, bronchial and lung cancer (83.2 men per 100,000 as opposed to a national average of 67.6 per 100,000), heart disease (274.5 per 100,000, as opposed to a national average of 191.5 per 100,000), and self-harm and interpersonal violence (41.7 per 100,000, as opposed to a national average 30.9 per 100,000).

Given the referenced blight and demographic statistics, there is potential for residents to unknowingly come in to contact with environmental contaminants, given that access to these blighted and underused properties is generally unrestricted. According to the 2016 Taylor Regional Hospital Community Needs Assessment for Pulaski County, cancer is considered number one in the top five most important health problems according to survey participants. Mental health concerns, including: depression, self-harm and interpersonal violence is also considered one of the top priorities for the County. These concerns in turn can be linked in part to obesity. According to a 2011 study, 47.2% of females and 41.4% of males are considered obese in the county. Note: Health data was only available on the county level at healthdata.org, however, the population of the City of Hawkinsville is noted to be 40% that of the County.

**(3) Economically Impoverished/Disproportionately Impacted Populations**

Sensitive populations, minorities, the poor, and the elderly are disproportionately represented in Hawkinsville, as can be seen above in section ii (1). With 1,374 (25.4%) of residents living below the poverty line, residents need subsidies to survive as employment opportunities are limited. According to the 2017 American Community Survey 22.9% of the population receives food stamps; 60.8% have children under the age of 18; 56% are living below the poverty level; and 38.4% are single mothers. In 2007 alone (most recent data available), 18 of the 41 business licenses issued were not renewed which resulted in a loss of 44 jobs. The 2001 closure of the Pillowtex mill resulted in a staggering loss of over 400 jobs in the city at a time when the population was only 4,372 people (Hawkinsville Comprehensive Plan). This single closure left approximately 9.15% of the City's population at the time unemployed and had a ripple effect on families and the community as a whole. Per capita income is almost half of the USA median at \$14,135 per year. In comparison to the Pulaski County, Hawkinsville makes less than half of the county's \$30,571 per capita annual income (ACS, 2017).

**b. Community Engagement**

**i. Community**

Project partners help facilitate community involvement in the grant administration process. The below table is a list of selected partners for the City of Hawkinsville.

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**Project Partners**

<b>Partner Name</b>	<b>Point of contact</b>	<b>Specific role in the project</b>
University of Georgia	Michelle Elliott <a href="mailto:mwe@uga.edu">mwe@uga.edu</a> 478-697-4522	Redevelopment consultation and design of proposed and future sites.
Chamber of Commerce	Donna Rickerson <a href="mailto:donna@hawkinsvillechamber.org">donna@hawkinsvillechamber.org</a> 478-783-1717	Encourage members to rent space in future business incubation center, reach out to existing business owners in the area and recruit their participation in stakeholder meetings.
The Hawkinsville Garden Club	Joan Simmons 478-636-9445	Advise and help in design of green spaces, provide input on future greenspace redevelopment and infill.
Hawkinsville United Methodist Church	Rev. Paula Lewis <a href="mailto:hawkinsvilleumc@comsouth.net">hawkinsvilleumc@comsouth.net</a> 478-783-1856	Host meetings and fundraising events, help with community outreach and communications with public.
Pulaski County Elementary School PTO	Charles Myers, Principal 478-783-7275	Encourage parents and children to provide input on future recreational areas. Host community engagement events
Middle Georgia Economic Alliance	Laura Mathis, Executive Director <a href="mailto:info@mg-rc.org">info@mg-rc.org</a> 478-751-6160	Promote economic opportunities and development in Middle Georgia. Help with outreach and community engagement activities.

ii. **Incorporating Community Input**

The City acknowledges that broad based support and community participation in the process will be essential to ensure the overall acceptance and success of the Brownfield Program, and we recognize that it is essential to include community residents and stakeholder input throughout all phases of project planning, decision-making, and implementation. To guide this process, a formal Community Involvement Plan (CIP) will be drafted and adopted within 30 days of issuance of the cooperative agreement for the grant, which will provide a formal communication strategy to solicit input from local residents of the target area.

A total of six public workshops are planned to occur within the project period following issuance of the cooperative agreement. Notice of all public meetings will be consistent with the City's established process for public notices. Public input will be sought on project planning, site selection and prioritization (for additional sites as funds permit), cleanup decisions (ABCAs) and reuse planning. A central printed repository of information will be established at City Hall to allow those without computer access to view plans, voice concerns, and provide input towards redevelopment. Further, a formal Brownfield Steering Committee will be established to further foster community involvement.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**a. Description of Tasks and Activities**

The City of Hawkinsville is proposing a three-year time frame in which to complete the assessment portion of its brownfields program. This project will consist of the tasks as described below: **Task 1, Project Management and Reporting; Task 2, Community Involvement; Task 3, Brownfield Site Identification and Assessments and Task 4, Cleanup and Redevelopment Planning.**

**Task 1 Project Management and Reporting:** This task includes overall program management including: administrative reporting, overseeing contractors for consistency with contractual

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obligations, and conformance with work plans. The City will directly oversee grant implementation and administration with strict adherence to federal procurement standards, program regulations, and guidance, and will advertise and make available hiring and contracting opportunities to consultant teams, which include Disadvantaged Business Enterprises (DBEs). Attendance at the EPA national/regional brownfields-related training conferences/workshops are planned. City staff with the support of environmental consultant will complete EPA quarterly reports, MBE/WBE forms, EPA ACRES database and other programmatic support with contractor assistance. *LEAD: City staff provide oversight and review of the programmatic grant elements.*

**Task 2 Community Involvement:** Develop/maintain strategic partnerships and create a Community Involvement Plan; outreach activities include the disseminate information/comments to/from community & stakeholders, meet with stake holders and property owners, host six community meetings/workshops, focus groups, and charrettes/visioning sessions. *LEAD: The City will directly oversee community involvement activities.*

**Task 3 Brownfield Site Identification and Assessments:** A generic Quality Assurance Project Plan (QAPP) will be completed by the contractor for review and approval by EPA Phase I & II ESA activities of brownfields sites will vary in size and complexity. The City expects to complete 10 hazardous substance and petroleum Phase I ESAs. Phase II ESAs will be completed based on Phase I ESA results. Before the Phase II work may be initiated, the requisite site-specific QAPP Addendum, as required by the grant and the applicable EPA requirements will be completed and approved by EPA. With consent and agency approval of the QAPP Addendum, the Phase II work will be initiated and project reports will be developed. Phase I and II ESA activities will be conducted by qualified environmental professionals in accordance with current ASTM standards and All Appropriate Inquiry. Phase I/ II funds may be used for Asbestos and Lead Based Paint surveys to support existing building demolition or renovation activities on brownfields properties. *LEAD: Environmental Consultant with oversight from City.*

**Task 4, Cleanup and Redevelopment Planning** Development of Analysis of Brownfield Cleanup Alternatives (ABCA) that will include description of assessment findings, an analysis of remedial methods, and a defensible development strategy. *LEAD: The Project Director will oversee these activities with support from the Environmental Consultant.*

The priority sites that have been identified to date will be assessed within the first 18-24 months of the project lifecycle. Sites that are identified through public meetings and community input will be assessed with the remaining time of the three-year project. City staff time will be considered an in-kind service and will be funded from the organization's budget. Staff efforts over the course of the three-year project are estimated at 100-200 hours.

**b. Cost Estimates and Outputs**

The City of Hawkinsville is requesting a \$300,000 Brownfield Assessment Grant to be divided equally between hazardous substance and petroleum sites. The program will consist of four tasks: **Task 1** will consist of project management and reporting is budgeted at \$19,000. \$14,000 contractual (\$100 per hour for consultant with an estimate of 140 hours), \$5,000 for travel; attendance at EPA national/ regional brownfields-related conferences/ workshops. This category includes reporting, EPA form completion, ACRES data entry, coordination of partners, and monitoring of all project activities. **Task 2** will consist of community involvement activities including meetings and events and the development of a Community Involvement Plan (CIP). Hawkinsville

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is requesting \$14,000 of EPA funding to be used for conducting community outreach efforts. \$14,000 contractual (\$100 per hour for consultant with an estimated 140 hours of work, includes 30-40 estimated hours on CIP and 20 hours creating presentation materials for visioning and brochures). **Task 3** will consist of brownfield site identification and assessment budgeted at \$218,000. 10 ASTM-AAI compliant Phase I ESAs at \$3500 each (total \$35,000). One General Quality Assurance Project Plan at \$7,000; 5 Site Specific Quality Assurance Project Plans (QAPPs) at \$5,000 (total \$25,000); Phase II's at a total of \$151,000 (cost is based on complexity and can range from \$15,000 to \$50,000, minimum of 5 expected, average cost \$30,200 per). **Task 4** will consist of site-specific cleanup and redevelopment planning budgeted at \$34,000. Five Analysis of Brownfields Cleanup Alternatives (ABCAs) or reuse plans are planned at a set fee of \$6,000 each for a total of \$30,000; \$4,000 for additional reuse planning/ economic analysis for site potential (\$100 per hour for 40 hours).

**Budget Table**

<b>Petroleum</b>					
<b>Project Tasks</b>					
<b>Categories</b>	<b>1: Project Management</b>	<b>2:Community Involvement</b>	<b>3:Assessment</b>	<b>4: Planning</b>	<b>Total</b>
Travel	\$2,500	0	0	0	\$2,500
Contractual	\$7,000	\$7,000	\$109,000	\$17,000	\$140,000
<b>Subtotal</b>	<b>\$9,500</b>	<b>\$7,000</b>	<b>\$109,000</b>	<b>\$17,000</b>	<b>\$142,500</b>
<b>Hazardous Substances</b>					
<b>Project Tasks</b>					
	<b>1: Project Management</b>	<b>2:Community Involvement</b>	<b>3:Assessment</b>	<b>4: Planning</b>	<b>Total</b>
Travel	\$2,500	0	0	0	\$2,500
Contractual	\$7,000	\$7,000	\$109,000	\$17,000	\$140,000
<b>Subtotal</b>	<b>\$9,500</b>	<b>\$7,000</b>	<b>\$109,000</b>	<b>\$17,000</b>	<b>\$142,500</b>
<b>Category subtotals</b>	\$19,000	\$14,000	\$218,000	\$34,000	<b>\$285,000</b>
<b>5% indirect</b>	<i>(Per guidance, the grantee will reserve 5% of the Grant for administrative costs. Depending on grant performance, said funds may be reallocated to complete additional assessment or planning)</i>				<b>\$15,000</b>
<b>Project Total</b>					<b>\$300,000</b>

**c. Measuring Environmental Results**

**Project management and reporting** will be overseen by the project director and the financial manager. Outputs will be measured by number of entries in to ACRES and number of timely reports to the EPA. Outcomes will be measured by successful project measurement and tracking and timely, accurate project reporting and management of activities and finances. **Community involvement** will be overseen by the project director. Outputs will be measured by number of stakeholder (SAC) meetings, number of public meetings and community group meetings, quantity of outreach materials distributed and number of public announcements printed/ aired. Outcomes will be measured by adoption of final CIP, number of attendees at meetings, number of groups and attendees, number of public inquiries received and circulation of printed materials. **Brownfield site identification and assessment** be overseen by the environmental consultant and the project director. Outputs will be measured by the number of Phase I Assessments completed,

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the number of endangered species and cultural history surveys conducted and the number of Phase II Assessments completed. Outcomes will be measured by the number of sites and acres of property assessed and number of assessments completed and acres of property assessed. **Cleanup and redevelopment planning** will be overseen by the environmental consultant and the project director. Outputs will be measured by the number of ABCAs and the quality and feasibility of redevelopment plans. Outcomes will be measured by acres redeveloped, dollars leveraged in redevelopment, jobs leveraged and created and tax revenues of redeveloped properties.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**a. Programmatic Capability**

**i. Organizational Structure**

Ms. Sara Myers will serve as project director. She has been with the City of Hawkinsville for 2 ½ years. She served as the Finance Director and now serves as the City Manager. She will oversee day to day operations of the project and will be responsible for contracting and overseeing the environmental consultant. Ms. Judi Davis, Accountant for the City, will serve as the financial coordinator and will be responsible for ASAP drawdowns and the grant's fiscal management. She has 20 years of financial management experience.

**ii. Acquiring Additional Resources**

*Contractor procurement* – the City has procured an environmental consultant that was carried out through a fair and open bid process and fully consistent with federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. The City has mechanisms in place to replace lost staff and obtain additional contractor resources if needed. In the event of unforeseen employee turnover, the project team will assist the Project Director to ensure the project continues successfully. We received five proposals and selected a consultant with a vast array of experience with brownfield grant implementation.

**b. Past Performance and Accomplishments**

**iii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements**

The City has been awarded and has successfully managed several federal grants. The most recent examples are detailed below:

<b>Grant</b>	<b>Award Amount</b>	<b>Purpose</b>	<b>Accomplishments</b>
2017 US Economic Development Administration	\$1.4 million	Sewer improvements	Upgrading of North Wastewater Treatment Plant currently underway
2014 Community Home Investment Program (CHIP) GA Department of Community Affairs	\$306,000	Housing Rehab	Rehab of 7 low-income homes
2018 Local Maintenance & Improvement Grant	\$67,977.65	Street Repaving	Re-paved 1.15 miles of road

**(1) Compliance with Grant Requirements**

The City of Hawkinsville was in full compliance with all associated work plans, schedules, terms and conditions of the grants identified above. Results were achieved in a timely manner. The City maintains a history of timely and acceptable reporting required by the awarding agencies.

**Threshold Criteria Response: *Community-wide Proposals***  
**The City of Hawkinsville**

- A statement of applicant eligibility: The City of Hawkinsville is a general purpose unit of local government and therefore an eligible entity as defined under 2 CFR § 200.64 pursuant.
- Documentation of applicant eligibility if other than city, county, state, or tribe; documentation of 501(c)(3) tax-exempt status or qualified community development entity: Not applicable
- Description of community involvement: Community involvement will be guided by the *Community Engagement Plan*. The City will engage an experienced Citizen Advisory Committee (CAC) to represent all members of the community. The CAC will include property owners, developers, neighborhood organizations, and will include representatives of different demographic interests. Public notices and comment periods will be a primary method of gathering feedback from the public. Public notices will be published in English in the *Hawkinsville Dispatch News* (local newspaper), on community access cable channels, as well as announced on radio stations such as *WQXZ-FM 103.9*. Public Service Announcements will be made on appropriate TV and radio stations. Area residents will be apprised of all information pertaining to the process. Public meetings will be scheduled following each public notice period in a venue accessible to all residents at convenient locations. Meeting comments will be used to develop and refine all draft documents and assessment project plans. Information repositories, public places where residents may read and review project information, will be established by the City. Information will include documents subject to public comment. A *City Brownfields Website* will be created and social media tools will be used to inform the public and gather input. The City will provide fact sheets to persons and organizations interested in the project.
- Documentation of the available balance on each Assessment Grant; or an affirmative statement that the applicant does not have an active Assessment Grant: The applicant does not currently have an active assessment grant.

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

01/18/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Hawkinsville

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

9424548690000

### d. Address:

\* Street1:

96 Broad Street

Street2:

P.O. Box 120

\* City:

Hawkinsville

County/Parish:

\* State:

GA: Georgia

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

31036-4814

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

\* First Name:

Sara

Middle Name:

\* Last Name:

Myers

Suffix:

Title:

Organizational Affiliation:

\* Telephone Number:

478-783-9237

Fax Number:

\* Email:

sara@hawkinsvillega.net

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

\* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

FY 2019 EPA BF Assessment - City of Hawkinsville

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: